



QUARTERLY NEWSLETTER

Winchendon Housing Authority

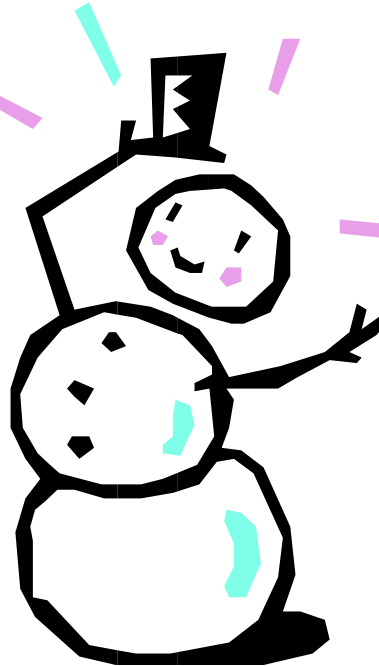
2021 Issue 1

FEBRUARY, 2021

Maintenance Corner

Recently one of our maintenance staff received a call on the weekend to check something that has been happening for several days prior. Why would you call them on the weekend after-hours when you could have called on the weekday and scheduled it then? This is very costly to the WHA and prevents our hard-working maintenance staff their weekends off to enjoy with their family. Please think before you call in and leave a message for the mechanic to work on their time off. It could cost you if the decision is made that it was not an emergency and could/should have waited until the next business day. Remember if it is an **Emergency** call right away, everything else leave a message for Amanda, and she will make sure a work order is generated on the next business day. Thank you for your understanding.

COVID-19 Our maintenance staff is sanitizing common areas each day to help keep everyone safe. We are trying to complete work orders, but with COVID everything takes more time. I am again asking all residents that if you or a family member have tested positive please let us know immediately to protect the WHA staff and yourselves. We will work with you and share any information that we might have for your family to prepare for staying safe while you deal with the COVID virus. **PLEASE WEAR A MASK!!!**



Dispose of trash in plastic bags!

This Newsletter may contain inserts with valuable information:

All tenants will receive a flyer from the Community Action Committee describing the services available to you here in town.

Hyde Park Drive, Ipswich Drive and Congregate tenants will also receive two additional sheets : one provides facts on CV19 and the other is from the Council on Aging regarding a free food delivery to all elders who are interested.

If you like where you are living please refer your friends who may be eligible for our affordable state and federal public housing for the elderly, disabled and families.

ANNUAL EXAM TIME FOR FEDERAL TENANTS

Exam responses are now over due! Please submit the following as soon as possible!

1. Please ensure that each form is signed and dated.
2. Please be sure that all adult members of your household sign the HUD 9886 Form.
3. Kindly complete the Continued Occupancy form to the best of your ability and provide your current phone number and email.
4. Please provide a current bank statement for each bank account.
5. Please provide verifiable third party documentation for all income and assets.
6. Please provide verifiable third party documentation for all intended deductions.

Inside this issue:

Maintenance News	1
Ipswich & Hyde Park Drives	2
News from Maureen Hall	2
News from Amanda Phillips	3
News from Cyndee	3
Community Service Info	3
Executive Director's Corner	4



Maureen Hall

It is the season for citrus fruits, and just taking a whiff of the tangy treats may be the boost you need on a winter day. Whether it's from an orange, lemon, grapefruit or clementine, studies show that citrus scents made people feel happier and more energized.

I hope all of you are well and are continuing to stay safe through the pandemic. Covid 19 vaccines are being administered in Phases. In February, we will be entering into Phase two of the planned roll out. I am enclosing a facts sheet about the Covid-19 vaccines inside this newsletter. As we get more information about possible clinics on site or in Winchendon, we will let you know.



Happy Winter!

HYDE PARK & IPSWICH DRIVE

Although Hyde Park Drive and Ipswich Drive do not have Tenant Councils we are hopeful that a few tenants will come forward with new ideas to start councils once again!

Please remember that the laundry machines at Hyde Park and Ipswich Drive use **HD soap only**. If you do not use HD soap you may damage the machines, so please check your soap labels for the "HD."

Finally remember that both Hyde Park Drive and Ipswich Drive are elderly/disabled communities and all must adhere to the speed limit , which is a maximum of 15 mph.

Be sure to take your neighbors into consideration in your daily activities. Please refrain from noise that would disturb others. When walking your dog, be sure to walk along the wood line and **ALWAYS** clean up after your pet. Thanks.

Enjoy the winter season and please be safe in your walking and driving!





News From Cyndee

Happy New Year! Wishing all of you a new year filled with hope and good health. This past year has been especially difficult with the global pandemic effecting just about every aspect of our lives. The distribution of the vaccine gives us hope that our lives will at some point return to a version of normality once known. The staff at the Housing Authority is here to assist you with any questions or concerns you may have with regards to the COVID-19 virus. We will continue to distribute information as we receive it. With regards to rent paying issues, the federal government has extended the eviction moratorium to March 31, 2021. If any of you have had income changes due to COVID-19, please contact our office and/or make sure you are providing us with the necessary documentation to recalculate your rent. There are also outside agencies which can assist you with rent arrearages. The Community Action Council (978-297-1667) in Winchendon can assist those who are having difficulty paying rent or with paying a rent balance. The RAFT program administered through RCAP Solutions is another rental assistance program that assist those with rental arrearages. If you have a substantial balance, please consider contacting RCAP at 1-800-488-1969. If you have access to a computer, you can go on to their website and complete the online application. Further, I can be reached at (978) 297-2280 ext. 303 or by email at clafreniere@winha.org to assist you with any rent paying issues. Stay safe and well and please remember to wear a mask and social distance.

Amanda's News

SOME FRIENDLY REMINDERS FOR WHA TENANTS:

*****State Family Tenants**- are responsible for disposal of their **Trash**, to keep up with **Snow Removal**, **Lawn Care**, and **Utility Bills**.
*****Found Keys**- The WHA Office has an assortment of keys that have been turned in. If you are missing keys, kindly give us a call at 978-297-2280 ext. 308, and we will see if we have yours to return.
*****Fuel Conservation**- please make sure that all windows are **closed and latched** to prevent loss of heat. Also, **turn the heat down** when you know you are going to be gone for any extended length of time.
*****Snow Removal**- kindly move your vehicle in a **timely manner** after a snowstorm. This enables our maintenance staff to clear the lots for the **safety of all tenants**.
STAY SAFE, WEAR A MASK, AND ENJOY THE NEW ENGLAND WEATHER!!*****

Community Service Requirement for Federal

All residents of Federal Public Housing who do not have a qualified exemption must perform 8 hours of Community Service each month or jeopardize their family's housing. Common qualified exemptions include: being elderly, age 62 or older; having been determined to be disabled under the Social Security Act; being employed; actively seeking employment; attending school; participating in a training program; or even being an apprentice in a trade. A resident must prove an exemption with verifiable third party documentation. All non-exempt adult residents must perform 8 hours per month of Community Service. If you should be performing Community Service, do not delay, as non-compliance with this mandate will jeopardize your family's housing. The WHA can offer some community service to a few residents. This would involve working with the Resident Service Coordinator and delivering notices and newsletters.

Please contact Michelle at X301 for more information.



Community Service requirement is 8 hours per month

Winchendon Housing Authority

Winchendon Housing Authority
108 Ipswich Drive
Winchendon, MA 01475

Phone: 978-297-2280
Fax: 978-297-0922
Email: dconnor@winha.org



**Decent, Safe, Affordable
Housing**

Magnets with WHA office/maintenance extensions are available at the office. Also, plastic medication pockets for doors are available. Be sure to keep your medications updated! Please ask!

Bathroom vent fans must be cleaned at least once per year by tenants. Cleaning instructions are available at the office.

From the Desk of the Executive Director

Things are a buzz here at the WHA with winter upon us. First, I would like to thank all our residents for understating the difficulty our maintenance staff is having with Snow and Ice this season. These nuisance storms can cause us more work and time to complete. No one likes the sand and salt, but we must use it to keep everyone safe. We have been able to keep all our parking areas open with your help. Snow removal is not an easy task and our staff has worked tirelessly to keep everyone safe.

Phase 2 of the COVID Vaccine rollout is starting on February 1st and we are in communication with our Local Board of Health and Heywood Hospital. Phase 2 will allow the vaccine to be distributed to our Ipswich, Hyde Park, and 16 Ready Drive residents. We are attempting to get a vaccine clinic held at Ipswich and Hyde Park Drive community buildings, as we hear more from the BOH and Heywood we will share with our residents. Just so you all know there is no guarantee we will succeed in getting these clinics at our sites. If you can get this vaccine on your own, please do. I cannot emphasize enough that if your household comes down with the virus please let the WHA know immediately. We need to make sure you, your neighbors and staff are safe. Thank you for understanding and sharing this important information with us.

The WHA has more masks that we will look to get to residents in February. We are not sure how many masks will be passed out at this time, but we expect to send some equal amount to each household member as we have done in the past. We will send a ROBO call to residents when we prepare to pass these masks out. We continue to sanitize the common areas at all sites and ask residents to **WEAR A MASK** and socially distance themselves until this pandemic is behind us. Working together we will get through this.



Working together!!!